

## **FINDINGS OF FACT**

Camisha J. Terry is the owner of the property at the listed address of 2120/2122 Emerson Avenue N., Minneapolis, MN. As the owner of this property Camisha J. Terry applied for and was awarded a rental license for the property. Camisha J. Terry is listed on the rental license application as the owner of the property and as the person responsible for the maintenance and management of the property. On the rental license application Camisha J. Terry listed an address of 2120 Emerson Avenue N., Minneapolis, MN as the contract address for the mailings from the Inspections Division.

On May, 9, 2012, a rental licensing inspection was conducted at 2120/2122 Emerson Avenue N., by Housing Inspector Sharon Larsen. On May 10, 2012, written orders were issued to the owner Camisha J. Terry, requiring the owner to install smoke detectors, repair carbon monoxide detectors, repair interior walls, repair interior floors, repair counters/cabinets and install exterior handrails, repair the garage among other violations. The written orders gave the owner until June 10, 2012, to make the necessary corrections. An appointment for a re-inspection was set for June 19, 2012, which the owner had not completed the necessary repairs and another re-inspection was set for July 9, 2012, to determine if the repairs had been completed.

On July 9, 2012, Inspector Larsen arrived at the property and waited for the owner or a representative of the owner to appear and allow entry for the re-inspection. After waiting for a period of time, Inspector Larsen left the property as neither the owner nor any representative appeared to allow the re-inspection. On July 10, 2012, a no-show letter was sent to the owner along with copies to the tenants informing them that no one had shown at the property for the July 9, 2012, inspection and notifying the owner and tenants that a re-inspection would be scheduled for July 16, 2012.

On July 16, 2012, Inspector Larsen again arrived at the property to conduct a re-inspection of the property. Again, neither the owner or a representative of the owner appeared to allow the re-inspection and the tenants did not respond to knocks on the door. Inspector Larsen called the owner and left a voicemail when the owner did not answer the phone.

On July 19, 2012, Inspector Larsen issued a Notice of Director's Determination of Non-Compliance to Camisha J. Terry, notifying the owner that the property was in violation of M.C.O. § 244.1910 (8) due to failure of the licensee to allow required inspections of units pursuant to M.C.O. § 244.2000(c). The owner was given until July 30, 2012, to come into compliance by allowing the required inspection.

The owner failed to contact Inspector Larsen to schedule the required inspection and on October 19, 2012, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Camisha J. Terry at the listed address of 2120 Emerson Avenue N., Minneapolis, MN 55411. Notice of the pending revocation was also posted on the rental property located at 2120/2122 Emerson Avenue N. Camisha J. Terry was given fifteen (15) days to file an appeal in this matter and the fifteen days expired without an appeal being filed. Camisha J. Terry has also failed to contact the Inspections Division to set up a rental licensing inspection for the property.